

Phone: 687-6922

FRANK S. LEE

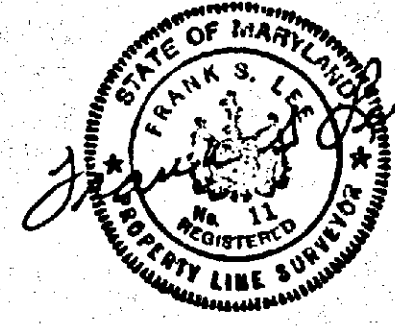
Registered Land Surveyor
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

April 13, 1989

No. 7807 Old Harford Road
Part of Lot 117, Parkville, 1/34
9th District Baltimore County, Maryland

Beginning for the same on the southeast side of Old Harford Road at the distance of 81 feet more or less measured southwesterly along the southeast side of Old Harford Road from the southwest side of Wildberger Avenue, thence binding on the southeast side of Old Harford Road South 26 degrees 40 minutes West 51.40 feet, thence running for three lines of division as follows: South 50 degrees 00 minutes East 180 feet, North 26 degrees 40 minutes East 51.40 feet and North 50 degrees 00 minutes West 180 feet to the place of beginning.

Containing 9252 square feet of land.



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer
Zoning Supervisor

DATE: May 10, 1989

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Item No. 460 (if known)
Petitioner: Marion K. Ross (if known)

VIOLATION CASE # C-89-984
LOCATION OF VIOLATION 7807 Old Harford Road

DEFENDANT Marion K. Ross
ADDRESS 7807 Old Harford Road Balto., MD 21234

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
Bill Skovira	7809 Old Harford Road Baltimore, MD 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

ech/

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 6/20/89
Posted for: Special Hearing
Petitioner: Marion Lang Rose
Location of property: SE/S Old Harford Rd, 81' SW Wildberger
7807 Old Harford Rd
Location of Sign: Facing road, approx 20' from curb, on property of Petitioner
Remarks: None
Posted by: [Signature] Date of return: 6/20/89
Number of Signs: 1

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing, Case No. 90-5-SPH, SE/S Old Harford Road, 81' SW Wildberger, 7807 Old Harford Road, 9th Election District - 6th Councilmanic, Baltimore County, Maryland 21234, on Thursday, July 20, 1989 at 11:00 a.m. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 23, 1989
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 22, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN.

S. Zet: [Signature]
Publisher

PO 13591
NY 130974
CA 90-5-SPH
price \$ 74.86

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
10th day of May, 1989.

Petitioner: Marion Lang Rose Received by: James E. Dyer
Petitioner's Attorney: [Signature] Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(801) 887-3554

June 6, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 185, 353, 461, 463, 464, and 465.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Assoc. II

MEP/lw

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3553

J. Robert Haines
Zoning Commissioner

Date: 6/27/89

Marion Lang Rose
7807 Old Harford Road
Baltimore, Maryland 21234

Re: Petition for Special Hearing
CASE NUMBER: 90-5-SPH
SE/S Old Harford Road, 81' SW Wildberger
7807 Old Harford Road
9th Election District - 6th Councilmanic
Petitioner(s): Marion Lang Rose
HEARING SCHEDULED: THURSDAY, JULY 20, 1989 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 99.86 is due for advertising and posting of the above referenced property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED TO REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DATE OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 068331	
DATE: <u>7/20/89</u>	ACCOUNT: <u>90-615-000</u>
AMOUNT: <u>99.86</u>	
RECEIVED FROM: <u>Marion Lang Rose</u>	
FOR: <u>P.A. for 7/20/89 Hearing 90-5-SPH</u>	
B 046*****99862 0202F	
VALIDATION ON SIGNATURE OF CASHIER	

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Anthony J. DiPaola, Esquire
514 Bosley Avenue
Towson, MD 21204

RE: Item No. 460, Case No. 90-5-SPH
Petitioner: Marion Lang Rose
Petition for Special Hearing

Dear Mr. DiPaola:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Marion Lang Rose
7807 Old Harford Road
Baltimore, MD 21234

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-5552

J. Robert Haines
Zoning Commissioner

June 8, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the Petition identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-5-SPH
SE/S Old Harford Road, 81' SW Wildberger
7807 Old Harford Road
9th Election District - 6th Councilmanic
Petitioner(s): Marion Lang Rose
HEARING SCHEDULED: THURSDAY, JULY 20, 1989 at 11:00 a.m.

Special Hearings: 7807 Old Harford Road, Baltimore County, Maryland 21234 as a three-apartment dwelling.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

[Signature]
J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Marion Lang Rose
Bill Skovira
File

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2536
(801) 887-4500

Paul H. Reincke
Chief

May 2, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: Marion Lang Rose
Location: SE/S of Old Harford Road, 81' SW of Wildberger
Item No.: 460 Zoning Agenda: May 9, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/ker

MAY 11 1989

TO: Zoning Advisory Committee DATE: May 17, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for May 9, 1989.

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 185, ~~2807~~ 461, 463, 464 and 465. Comments for Item 355 (County Review Group) are attached and remain valid.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:8
Encls.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 90-5-SPH
Item No. 460

Re: Marion L. Rose

The Petitioner requests a special hearing to establish the nonconforming use of a three apartment dwelling. In reference to this request, staff offers the following comments:

If the nonconforming use is established, adequate off-street parking should be provided.

Landscaping should be upgraded to buffer the parking area.

A:72089.txt pg.2

LIBR 6104 PAGE 560

BEER - FEE SIMPLE - INDIVIDUAL GRANTOR - LOWLY FORM

This Deed. MADE THIS 15th day of November

In the year one thousand nine hundred and seventy-nine----- by and between

FRANCES L. LYNCH-----

✓ Baltimore County, in the State of Maryland----- of the first part, and a639.
MARION K. LANG, of Baltimore County, in the State of Maryland, and a639.
Jr 20-79 206510C ***3325
Jr 20-79 206510C ***3325
Jr 20-79 206505C ***3325

of the second part.

WITNESSETH, That in consideration of the sum of SIXTY SIX THOUSAND FIVE HUNDRED (\$66,500.00) DOLLARS, and other good and valuable considerations, the receipt whereof is hereby acknowledged-----

the said FRANCES L. LYNCH--

do th--grant and convey to the said MARION K. LANG, her

personal representatives/successors and assigns -----, in fee simple, all Maryland
-----lot ---- of ground situate in Baltimore County, in the State of /

and described as follows, that is to say:

BEGINNING for the same on the southeast side of Old Harford Road

BEGINNING for the same on the southeast side of Old Harford Road at a point distant 308.6 feet northeasterly from the northeast corner of said road and Towson Avenue, said place of beginning being at the north

said road and Towson Avenue, said place of beginning is at the northeast corner of lot No. 115 as shown on said plat No. 96, folio 356 and running thence bounding on the southeast side of Old Harford Road north 26 degrees 40 minutes east 51.4 feet to a point thence south 50 degrees east and binding on the southwest side of Lot No. 115 as shown on said Plat 180 feet to a point thence south 26 degrees 40 minutes west and parallel with Old Harford Road 51.4 feet to a point in the northeast line of Lot No. 118 as shown on said Plat thence north 50 degrees east and binding on said line of said last mentioned lot 180 feet to the place of beginning. The improvements thereon being known as No. 7807 Old Harford Road.

BEING the same lot of ground which by Deed dated June 26, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4892, folio 471 was granted and conveyed by FRANK JOSEPH MOONEY, Executor of the Estate of WALTER JOSEPH VERRAGO, deceased to FRANCES L. LYNCH, the within Grantor.

4024 1-

00750:18

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

Marion Rose
Raymond Davidson
Elizabeth Davidson
Army J. O'Brien (cousin)
Leslie McKeefer
George F. Wilson

7807 Old Hartford Rd. 21234
7805 Old Hartford Rd
7805 Old Hartford Rd
614 Bossey Ave - 21202
7801 Oak Ave 21234
7811 Old Hartford Rd 21234

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME _____

ADDRESS

NAME
William T. Skovira
Susanne C. Skovir
Richard W. Guntelma

ADDRESS
7809 OLD HARFORD RD
7809 OLD HARFORD RD
2700 Wildbeesee Ave